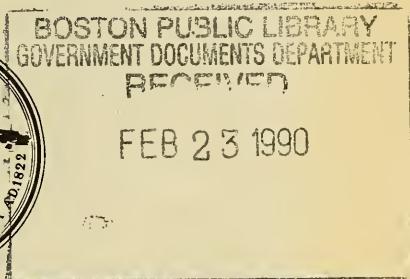




3 9999 06422 230 8

[DOCUMENT 6 — 1978]



ANNUAL REPORT

OF THE

BUILDING DEPARTMENT

July 1, 1977 to June 30, 1978

BOSTON, SEPTEMBER 1, 1978.

HON. KEVIN H. WHITE,
Mayor of Boston.

SIR:

In accordance with the provisions of Section 108.18, Chapter 802, of the Acts of 1972, as amended, I submit herewith a brief report of the activities of the Building Department during the past twelve months.

FRANCIS W. GENS,
Building Commissioner.

610VLOC
6354
.52
1978

DEPARTMENT ORGANIZATION

The Building Department was established by Chapter 280 of the Acts of 1871.

“An Act to Provide for the Regulation and Inspection of Buildings, the More Effectual Prevention of Fire and the Better Protection of Life and Property in the City of Boston,”

and came into being on October 2, 1871.

This act, with various revisions and amendments, controlled the erection and alteration of buildings and related matters until July 16, 1892, when it was superseded by Chapter 419 of the acts of 1892. This act, although amended from time to time, remained in effect until August 1, 1907, when it was superseded by Chapter 550 of the Acts of 1907, which remained as the Building Law of the City of Boston until 1943.

Chapter 479 of the Acts of 1938 as amended,

“An Act for the Codification, Revision and Amendment of the Laws Relative to the Construction, Alterations, and Maintenance of Buildings and Other Structures in the City of Boston.”

was passed by the Legislature on June 27, 1938, with the provision that it take effect upon its acceptance by the Boston City Council, whereupon the Council proceeded to hold a series of public hearings on proposed amendments submitted by architects, builders, property owners, and various civic organizations. As a result of these hearings numerous amendments to the act were accepted by the Council. It was approved by the Council in 1943. Since 1943 the code has undergone several minor and a number of major amendments or revisions.

On January 1, 1975, the Massachusetts State Building Code, Chapter 802, Acts of 1972, as amended, went into effect in the City of Boston and superseded all previous codes.

The Massachusetts State Code* places upon the Building Department the duty of inspecting the erection, alteration, repair, moving, or demolition of all buildings or structures, except those specifically ex-

empted by Section 107 of the code, and the issuance of permits therefor. The department also issues permits for and inspects the installation, repair, replacement, or extension of all utilities such as plumbing, gasfitting, electrical work, elevators, fire-extinguishing apparatus, engines, dynamos, generators, boilers, heaters, ovens, and other heat-producing apparatus governed by the code.

The department administers the zoning regulations formulated and adopted by the Boston Zoning Commission under authority of Chapter 665 of the Acts of 1956. These regulations, which became effective on December 31, 1964, superseded the original Zoning Act of June 5, 1924. The provisions of Chapter 143 of the General Laws, insofar as they are applicable to the City of Boston, are also administered by the Building Department. The department inspects and certifies all places of assembly such as stores, restaurants, taverns, dance halls, and places of similar occupancy accommodating fifty or more persons.

Also placed in the department by ordinances of the City Council, but not under the control or supervision of the Building Commissioner except in the matter of communicating with the Mayor and submitting annual reports of their activities, are the Board of Appeal, the Board of Examiners, the Board of Zoning Adjustment,[†] and the Zoning Commission.

Chapter 616 of the acts of 1955 in order to promote the general welfare of the public and to maintain the area as a landmark in the history of architecture and as a tangible reminder of old Boston as it existed in the early days of the Commonwealth created the Historic Beacon Hill District; it further established in the Building Department the Beacon Hill Architectural Commission, which Commission has the duty of passing on the appropriateness of all changes in the exterior architectural features of buildings in the Historic Beacon Hill District. Reports of these Boards are incorporated herein.

*The Commonwealth of Massachusetts Building Code has been in effect since January 1, 1975.

†The Board of Zoning Adjustment ceased to exist with the taking effect of the new zoning regulations formulated under Chapter 665 of the Acts of 1956, on December 31, 1964.

The historic district was enlarged and extended by Chapter 315 of the Acts of 1958.

Chapter 622 of the Acts of 1963 further enlarged and extended the district.

Chapter 625 of the Acts of 1966, which became effective on December 1, 1966, created a "Back Bay Residential District" and established within the framework of the Boston Redevelopment Authority of "Back Bay Architectural Commission" which is empowered to pass on all building construction and related matters within the district. The Building Commissioner may not grant permits for construction within the area unless the application therefor bears a certificate from the commission that no exterior architectural feature is involved or is accompanied by a certificate of design approval.

A summary of the activities of the Building Department for the past months from July 1, 1977, to June 30, 1978 is included.

BUILDING DEPARTMENT
CLASSIFICATION OF DEPARTMENT PERSONNEL
(As effective on July 1, 1977.)

Number	Title	Grade	Compensation
1	Building Commissioner		\$30,000
1	Supervising Structural Engineer	MM10	534.48
1	Deputy Building Commissioner	MM10	555.56
2	Assistant Building Commissioner	MM9	513.41
1	Supervisor of Construction and Safety	MM6	394.64
1	Supervisor of Electrical Inspection	MM6	394.64
1	Supervisor of Mechanical Inspection	MM6	394.64
5	Senior Administrative Assistant	MM5	360.15
1	Principal Legal Assistant	MM5	310.34
1	Zoning Administrator	MM5	360.15
2	Principal Structural and Safety Engineer	R18	418.10
1	Senior Electrical Engineer	R17	398.35
1	Senior Mechanical Engineer	R17	398.35
1	Chief Gasfitting and Sprinkler Inspector	R16	363.85
1	Chief Elevator Inspector	R16	363.85
1	Chief Plumbing Inspector	R16	363.85
1	Chief Egress Inspector	R16	363.85
3	Chief Electrical Inspector	E1-16	358.10
3	Chief Building Inspector	R16	363.85
2	Chief Building Administrative Clerk	R14	298.75
1	Senior Elevator Inspector	R14	298.75
1	Senior Gasfitting and Sprinkler Inspector	R14	298.75
5	Senior Building Inspector	R14	298.75
1	Senior Plumbing Inspector	R14	298.75
5	Senior Electrical Inspector	E1-13	293.00
1	Head Administrative Clerk	R13	270.50
21	Building Inspector	R13	270.50
1	Senior Egress Inspector	R13	270.50
1	Sprinkler Inspector	R13	270.50
7	Elevator Inspector	R13	270.50
3	Gasfitting Inspector	R13	270.50
10	Plumbing Inspector	R13	270.50
1	Assistant Zoning Administrator	R12	257.70
2	Building Materials Technician	R12	257.70
1	Principal Cashier	R12	257.70
1	Street Numbering Inspector	R12	257.70
2	Egress Inspector	R12	257.70
1	Head Clerk and Secretary	R12	257.70
1	Exterior Electrical Inspector	E1-12	272.21
11	Interior Electrical Inspector	E1-12	272.21
2	Head Clerk	R11	245.35
1	Building Plans Storage Attendant	R10L	233.80
9	Principal Clerk	R8	213.10
1	Senior Microfilm Operator	R5	160.35
4	Senior Clerk-Typist	R5	172.50

The following is a statement showing the number of new buildings for purposes of habitation together with the number of family accommodations provided thereby for the erection of which applications were filed with the Building Department of the City of Boston during the

Twelve-Month Period
July 1, 1977, to June 30, 1978

NUMBER OF FAMILY UNITS IN EACH BUILDING	1977-1978		1976-1977	
	BUILDINGS	FAMILIES	BUILDINGS	FAMILIES
1	39	39	11	11
2	4	4	12	24
3	4	12	4	12
4	—	—	—	—
MULTI	16	16	10	10
TOTAL	63	75	47	57

SUMMARY OF HOUSING CONSTRUCTION — YEAR 1977-1978	
New habitations erected	64
Accommodations provided by new construction	75
Accommodations provided by alterations	00
Habitations razed	347
Accommodations eliminated by razing	1,446

HABITATIONS RAZED AND ACCOMMODATIONS ELIMINATED	Buildings	Families
One-family	347	1,446
Two-family		
Three-family		
Four-family		
Multi		
Total	347	1,446

On July 1, 1978, there were (estimated) in the City of Boston

Brick and other fire-resistive buildings	43,982
Brick and other fire-resistive buildings erected	117
Brick and other fire-resistive buildings razed	332
Total brick and other fire-resistive buildings July 1, 1978	43,767
Wood buildings	94,074
Wood buildings erected 1977-1978	69
Wood buildings razed 1977-1978	388
Total wood buildings (estimated) July 1, 1978 . . .	94,074
Total all buildings (estimated) July 1, 1978	137,841

The following is a statement showing by number, purpose, and estimated cost, the erection of new buildings and the alterations, repairs, additions, etc., of existing buildings for which applications were filed with the Boston Building Department during the

Year July 1, 1977, Through June 30, 1978

PURPOSE	NEW BUILDINGS		ALTERATIONS		TOTAL	
	Number	Cost	Number	Cost	Number	Cost
Amusement, recreation, theaters, halls, movies.....	—	—	—	—	—	—
Churches, chapels, synagogues.....	—	—	—	—	—	—
Dwellings, one-family.....	39	\$547,500	688	\$887,700	727	\$1,435,200
Dwellings, two-family.....	4	115,000	774	787,800	778	902,800
Dwellings, three-family.....	4	86,000	877	1,666,600	881	1,752,600
Dwelling with store.....	—	—	—	—	—	—
Dwellings, multifamily.....	16	9,777,525	334	32,300,900	350	42,078,425
Multifamily with stores.....	—	—	—	—	—	—
Educational buildings, schools, colleges, academies, etc.....	1	3,963,000	—	—	1	3,963,000
Garage and repair shops.....	4	3,163,000	—	—	4	3,163,000
Hotel and club building.....	—	—	—	—	—	—
Institutional buildings, hospitals, clinics, asylums.....	—	—	—	—	—	—
Lodgings, dormitories, homes, convents, etc.....	—	—	—	—	—	—
Manufacturing buildings, bakeries, laundries, workshops, etc.....	9	456,500	20	7,709,000	29	8,166,200
Mercantile buildings, stores, salesrooms and service stations, etc.....	31	8,747,700	1,345	36,700,700	1,376	45,448,400
Office and bank buildings.....	27	9,462,950	866	33,400,400	893	42,863,350
Public buildings.....	12	8,925,900	—	—	—	8,925,900
Stables, kennels, etc.....	—	—	—	—	—	—
Storage buildings.....	—	—	—	—	—	—
Miscellaneous.....	39	547,500	—	—	34	547,500
Totals.....	186	\$45,792,575	4,904	\$113,453,800	5,090	\$159,246,375

The following is a statement showing the number of new buildings for purposes of habitation together with the number of family accommodations provided thereby for the erection of which applications were filed with the Building Department of the City of Boston during the

Twelve-Month Period
July 1, 1977, to June 30, 1978

NUMBER OF FAMILY UNITS IN EACH BUILDING	1976-1977		1977-1978	
	BUILDINGS	FAMILIES	BUILDINGS	FAMILIES
1	11	11	39	39
2	12	24	4	8
3	4	12	4	12
4	—	—	—	—
Multi	10	10	—	—
Total	37	57	47	59

SUMMARY OF HOUSING CONSTRUCTION — YEAR 1977-1978	
New habitations erected	63
Accommodations provided by new construction	75
Accommodations provided by alterations	00
Habitations razed	347
Accommodations eliminated by razing	1,446

HABITATIONS RAZED AND ACCOMMODATIONS ELIMINATED	1977-1978	
	Buildings	Families
One-family		
Two-family		
Three-family	347	1,446
Four-family		
Multi		
Total	347	1,446

Following is a list of construction projects involving an outlay of \$100,000 or more for which applications were filed with the Building Department during the period July 1, 1977, through June 30, 1978.

TYPE	ADDRESS	W.D.	OWNER	USE	COST
Alteration	.....31-33 State Street	3	First Realty Trust	Bank/Offices	\$180,000
Amend	.....21-27 Austin Street	2	Charlestown Realty Trust	Stores	348,000
Alteration	.....136-146 Harrison Avenue	3	Tufts University	Lab/School/Offices	500,000
Fire repairs	.....15 Arlington Street	5	Cabot, Cabot, Forbes	Hotel	100,000
Alteration	.....243 Charles Street	3	Mass. Eye/Ear	Hospital	876,000
Alteration	.....0 Faneuil Hall Square	3	City of Boston	Hall/Shops	150,000
Alteration	.....1550 Soldiers Field Road	22	Kaber Equities	Off/Warehouse	120,000
New	.....15/19 McDonald Street	22	Mass. Electric	Warehouse/Offices	200,000
New	.....28 Exeter Street	5	Exeter Association	96 Apartments	1,000,000
Alteration	.....17 Gloucester Street	5	Lorden & Co.	Condominiums	110,000
Alteration	.....40 Mt. Vernon Street	5	Mt. Vernon Realty Trust	Apartments	120,000
Alteration	.....42 Mt. Vernon Street	5	Mt. Vernon Realty Trust	Apts/Offices	180,000
Alteration	.....432-444 Hanover Street	3	Cabot, Cabot & Forbes	Offices	302,000
Alteration	.....556-624 Atlantic Avenue	3	1200 Realty Trust	Bank/Offices	270,000
New	.....474 Brookline Avenue	4	Med. Area Total Energy Plant	Power Plant	7,200,000
New	.....474 Brookline Avenue	4	Med. Area Total Energy Plant	Power Plant	1,725,000
Add/Alter	.....28 State Street	3	Cabot, Cabot, Forbes	Office	124,000
Add/Alter	.....135 W. T. Morrissey Boulevard	13	Globe Newspaper Co.	Newspaper	360,000
Add/Alter	.....892 River Street	18	Diamond Int.	Hall	171,000
New	.....395 Faneuil Street	22	V.F.W. Post	Hall	140,000
Add/Alter	.....165-199 Faneuil Hall Marketplace	3	BRA	Office/Store	164,000
Add/Alter	.....343 Commercial Street	3	Annie Leeder	Office/Store/Apts.	1,000,000
Add/Alter	.....111Cunnington Street	21	Trustees of Boston Univ.	Office/Classrooms	190,000
Alteration	.....708 East Broadway	6	Farragut Cooperative	Bank	183,000
Add/Alter	.....1 Beacon Street	3	Comm. Union	Office/Garage	100,000
Add/Alter	.....48-52 Cummington Street	21	Trustees of Boston Univ.	Office/Storage	200,000
Alteration	.....87 Commercial Wharf	3	Blue Water Trust	Office	400,000
Add/Alter	.....141 Brookline Avenue	21	Pierce Realty	Office	750,000
New	.....1435 VFW Parkway	20	Lasell Realty	Gas Station	100,000
New	.....5-9 Austin Street	2	Charlestown Realty	Bank	102,000
New	.....11-35 Austin Street	2	Charlestown Realty	Restaurant	380,000
New	.....39-65 Austin Street	2	Charlestown Realty	Stores	743,000
Add/Alter	.....92-138 Summer Street	3	CC & F Summer St.	Restaurant	102,450
Add/Alter	.....4750 Washington Street	18	RC Archbishop	Church	200,000
New	.....36 Burrage Street	19	Robert Malloy	Hospital	120,000

TYPE	ADDRESS	W.D.	OWNER	USE	COST
New	.....49 Robinwood Avenue	19	Glenside Hospital	Hospital	\$120,000
New	.....55 Robinwood Avenue	19	Robinwood Trust	Hospital	160,000
New	.....19-21 Summer Street	18	Comm. of Mass.	8 Apartments	140,000
New	.....15 Gordon Avenue	18	Comm. of Mass.	8 Apartments	140,000
New	.....23-25 Summer Street	18	Comm. of Mass.	8 Apartments	140,000
New	.....3-5 Summer Street	18	Comm. of Mass.	8 Apartments	140,000
New	.....51-53-55 Summer Street	18	Comm. of Mass.	12 Apartments	210,600
New	.....7-9 Summer Street	18	Comm. of Mass.	8 Apartments	140,000
New	.....57-59 Summer Street	18	Comm. of Mass.	8 Apartments	140,000
New	.....11-15-17 Summer Street	18	Comm. of Mass.	12 Apartments	210,600
New	.....61-63 Summer Street	18	Comm. of Mass.	8 Apartments	142,725
New	.....65-67-69 Summer Street	18	Comm. of Mass.	12 Apartments	210,600
New	.....71-73-75 Summer Street	18	Comm. of Mass.	12 Apartments	210,600
Add/Alter	.....646 Huntington Avenue	10	Charlesbank Apt.	Apartments	180,000
Add/Alter	.....42 Newmarket Square	8	I & L Realty	Office	200,000
Add/Alter	.....50 W. T. Morrissey Boulevard	13	First National Bank	Office	1,000,000
New	.....676 Shawmut Avenue	9	Boston Redev. Authority	Church	350,000
Add/Alter	.....303 Bunker Hill Street	2	Roman Catholic Archdse.	Church	107,000
Add/Alter	.....39 Peterborough Street	5	Peterborough Housing	Apartments	162,000
Add/Alter	.....40 Peterborough Street	5	Peterborough Housing	Apartments	162,000
Add/Alter	.....41 Peterborough Street	5	Peterborough Housing	Apartments	162,000
Add/Alter	.....72 Peterborough Street	5	Peterborough Housing	Apartments	288,000
Add/Alter	.....76 Peterborough Street	5	Peterborough Housing	Apartments	162,000
Add/Alter	.....78 Peterborough Street	5	Peterborough Housing	Apartments	162,000
Add/Alter	.....80 Peterborough Street	5	Peterborough Housing	Apartments	162,000
Add/Alter	.....82 Peterborough Street	5	Peterborough Housing	Apartments	162,000
Add/Alter	.....9th Street	7	BRA	Apts/Garage	4,570,000
Add/Alter	.....142 Commercial Street	3	BRA	Apartments	650,000
Add/Alter	.....300 Fenway	4	Simmons College	School	1,800,000
New	.....54 Orleans Street	1	Victory Garden	87 Apartments	1,500,000
New	.....915 Dorchester Avenue	13	Edison Green	96 Apartments	1,650,000
New	.....50 Leon Street	4	Northeastern Univ.	University	3,963,000
Add/Alter	.....85-89 Albany & 118-124 Kneeland	3	A. W. Perry	Office/Restaurant	275,000
Add/Alter	.....225 Rivermoor Street	20	Barnstead Still	Office	100,000
New	.....1163 Blue Hill Avenue	14	Barry Goldman	200 Units Elderly Housing	3,000,000

TYPE	ADDRESS	W.D.	OWNER	USE	COST
Add/Alter	.....20 Devens Street	2	Public Facilities	Apartments (30)	\$300,000
Add/Alter	.....6 Kenilworth Street	9	School House 77	Apartments (17)	255,000
Add/Alter	.....20 Hutchings Street	12	School House 77	Apartments (40)	600,000
Add/Alter	.....37 Williams Street	9	School House 77	Apartments (21)	300,000
New	.....60 Cummins Highway	19	School House 77	Apartments (14)	800,000
Add/Alter	.....41 Leon Street	4	Northeastern Univ.	Offices and Storage	275,000
Add/Alter	.....200 Clarendon Street	4	John Hancock Life	Offices	290,000
Add/Alter	.....215 Forest Hills Street	11	Urban Ministries	Church/School	140,000
Add/Alter	.....1068-1074 Boylston Street, and 137-139 Mass. Avenue	5	45 Corporation Avenue	Offices/Stores	260,000
Add/Alter	.....1 Beacon Street	3	Comm Union Assoc.	Offices/Stores	431,000
Add/Alter	.....47 Harvard Way	22	President of Harvard College	Lockers	803,000
Add/Alter	.....67-69 St. Germain Street	4	St. Germain Assoc.	Apartments	120,000
New	.....20 Clinton Street	3	Boston Redevelopment Authority	Garage	2,100,000
Add/Alter	.....1170 Soldiers Field Road	22	Westinghouse Broadcasting Co.	Offices	300,000
Add/Alter	.....2 Cambridge Street	22	Center Plaza	Stores/Offices	126,000
Add/Alter	.....119 Hemenway Street	4	Northeastern University	Dormitory	200,000
New	.....55-65 North Washington Street	3	Joseph Tece	Restaurant	100,000
New	.....2, 4, 6, 8, 10 Commonwealth Avenue	5	Trs. of Carlton House	Garage/Office	7,800,000
New	.....4-6 Newbury Street	5	Trs. of Bay Colony	Garage	1,025,000
New	.....162 Prescott Street	1	Airways Services	Maintenance Building/Office	284,000
Add/Alter	.....131-134 Tremont Street	3	131 Tremont Street	Office	102,000

Statement of Building Operations For the Twelve Months From July 1, 1977 to June 30, 1978 and Previous Four Years

BUILDING DEPARTMENT

13

	June 30, 1978		June 30, 1977		June 30, 1976		June 30, 1975		1973-1974	
	Number	Cost	Number	Cost	Number	Cost	Number	Cost	Number	Cost
Type I, Fireproof.....	29	\$6,898,000	28	\$7,800,900	31	\$4,909,000	57	\$15,400,000	54	\$41,700,600
Type II, Semifireproof.....	7	2,333,200	8	2,890,800	8	1,800,900	11	3,220,200	8	7,110,000
Type IV, Brick and wood.....	81	21,454,600	70	20,507,000	88	21,800,700	151	18,690,900	156	51,300,000
Type V, Metal frame.....	—	—	—	—	—	—	—	—	—	—
Type VI, Wood frame.....	69	15,106,775	74	10,617,455	54	12,301,116	98	13,655,370	108	13,757,187
Total new construction.....	186	\$45,792,575	180	\$41,816,155	181	\$40,811,716	317	\$50,966,870	326	\$113,867,787
Alterations, additions, etc.....	4,904	113,453,800	5,490	119,053,100	5,225	112,903,729	5,112	77,020,500	7,584	88,651,302
Total construction.....	5,090	\$159,246,375	5,670	\$160,869,255	5,406	\$153,715,445	5,429	\$127,987,370	7,910	\$202,519,089
Plumbing.....	2,399	\$14,998,800	2,223	\$15,998,900	2,468	\$9,454,000	2,511	\$8,887,000	3,513	\$12,107,000
Gasfitting.....	2,677	15,998,800	2,375	17,828,800	2,186	5,900,900	2,504	9,776,000	4,475	14,116,700
Heating and Boilers.....	699	7,800,900	441	6,600,800	413	1,008,900	405	1,444,800	1,040	5,170,700
Elevators, new, freight.....	477	7,808,000	588	4,500,000	480	4,590,600	—	—	34	1,114,800
Elevators, new, passenger.....	489	7,808,700	644	5,400,900	510	5,400,700	—	—	36	1,213,700
Elevators, alterations, freight.....	1,020	9,880,900	969	4,300,200	910	6,600,600	1,515	—	38	784,200
Elevators, alterations, passenger.....	1,090	9,898,900	760	4,220,000	1,040	6,065,000	1,514	—	34	683,100
Signs and projections.....	224	456,600	188	389,800	148	209,200	544	545,500	211	384,100
Fire escapes.....	144	343,200	202	333,900	—	—	—	—	—	—
Take-down, wood.....	388	334,500	433	345,900	376	980,900	381	804,800	475	511,000
Take down, brick.....	332	454,900	381	298,900	414	870,700	211	466,800	304	643,100
Sprinklers.....	373	1,223,800	316	—	307	600,600	245	599,900	530	1,380,700
Excavations.....	—	—	34	1,112,200	—	—	—	—	—	—
Use of premises.....	44	—	—	—	18	—	—	—	62	—
Total.....	10,356	\$77,008,000	9,554	\$61,330,300	9,270	\$41,683,000	9,830	\$22,524,000	9,973	\$36,949,000
Total all work.....	15,446	\$236,254,375	15,224	\$221,199,555	14,676	\$195,398,445	15,259	\$150,512,170	17,883	\$239,468,089

Following is a statement showing the number of new buildings erected for purposes of habitation together with the number of accommodations provided thereby, for which applications were filed with the Building Department of the City of Boston during the

Five Years Ending June 30, 1978

NUMBER OF FAMILY UNITS IN EACH BUILDING	1977-1978		1976-1977		1975-1976		1974-1975		1973-1974	
	BUILDINGS	FAMILIES	BUILDINGS	FAMILIES	BUILDINGS	FAMILIES	BUILDINGS	FAMILIES	BUILDINGS	FAMILIES
1	39	39	11	11	12	12	45	45	39	39
2	4	4	12	24	18	36	6	12	91	182
3	4	12	4	12	3	9	2	6	1	3
4	} 16	—	} 10	—	} 11	—	} —	—	} 4	44
Multi.....										
Total.....	63	75	37	47	44	57	53	63	142	268
Estimated cost of housing construction	\$9,777,525		\$11,380,000		\$24,427,216		\$51,259,760		\$3,115,800	

Statement showing the number of habitations razed, together with the number of family accommodations eliminated by razing during the

Five Years Ending June 30, 1978

NUMBER OF FAMILY UNITS IN EACH BUILDING	1978		1976-1977		1976		1975		1973-1974	
	BUILDINGS	FAMILIES	BUILDINGS	FAMILIES	BUILDINGS	FAMILIES	BUILDINGS	FAMILIES	BUILDINGS	FAMILIES
1	347	1,446	728	1976	585	1,492	516	1,320	497	1,206
2										
3										
4										
5										
Total	347	1,446	728	1976	585	1,492	516	1,320	497	1,206

SUMMARY OF ACCIDENTS AND REPORTS,
JULY 1, 1977 — JUNE 30, 1978

Gas accidents:

Fatal.....	0
Nonfatal.....	0

Elevator accidents:

Fatal.....	0
Nonfatal.....	46

Escalator accidents.....58

Building accidents — special reports.....0

Complaints made — {	violations	1,206
	unsafe buildings	1,670

Communications acted on3,876

Complaints referred to court for prosecution2,271

Court action entered.....1,200

Warrants issued.....923

Continued.....4,150

Dismissed1,920

FEES RECEIVED, JULY 1, 1977, THROUGH JUNE 30, 1978

	No.	Fees
New documents	186	\$97,690
Alterations and repairs	4,909	441,621
Electrical	4,535	155,399
Elevator	3,076	114,015
Egress	2,353	87,006
Plumbing permits	2,399	39,177
Boiler permits	699	15,135
Gasfitting permits	2,677	17,039
Sprinkler permits	373	20,656
Board of Appeal	324	43,975
Amendments	178	31,290
Foundations	11	825
Law books and maps	231	1,085
Pamphlets	231	219
Inflammables	29	2,699
Welder certificates	3	75
Duplicate copies	10	10
Photo, plans, typing	1,790	7,361
Totals	<u>24,183</u>	<u>\$1,077,214</u>

FINANCIAL REPORT, 1977-1978 — EXPENDITURES

1. Personal Services:	
10. Permanent employees	\$1,884,378
12. Overtime	21,812
	<hr/>
	\$1,906,190
2. CONTRACTUAL SERVICES:	
21. Communications	\$1,286
27. Repairs to equipment	704
28. Transportation of persons	35,747
29. Miscellaneous contractual services.	373,039
	<hr/>
	\$410,776
3. SUPPLIES AND MATERIALS:	
30. Automotive	\$150
36. Office supplies	13,551
39. Miscellaneous supplies	1,022
	<hr/>
	\$14,723
4. CURRENT CHARGES AND OBLIGATIONS:	
49. Dues, subscriptions, and licenses..	\$2,070
56. Office equipment	—
	<hr/>
	\$2,070
5. EQUIPMENT:	
59. Library	—
	<hr/>
Grand total	\$0,000,000
Appropriation	\$2,333,759

Number of permits and licenses issued from July 1, 1977, to June 30, 1978 by the Committee on Licenses, Building Department and revenue received for same.

CLASS					Number of Permits and Licenses Issued	Revenue Received
Garages						
Business	115	Cars	7	Permits	\$1,042	
Repair	39	Cars	5	Permits	484	
Public	60	Cars	1	Permit	410	
Total 314 cars 13 Permits					13	\$1,936
Flammables:						
Total Gallonage, 269,494.....					29	2,699
Total cubic feet of gases, 24,097.....					42	\$4,635

June 23, 1978.

HON. KEVIN H. WHITE,
Mayor of Boston.

This report, for the year ending 1977, is the Twenty-second Annual Report of the Beacon Hill Architectural Commission and, in accordance with the provisions of Chapter 616, Acts of 1955, as amended, it is submitted herewith through the Building Commissioner.

The Commissioner is responsible for passing on the appropriateness of all changes in the exterior features of all buildings within the Historic Beacon Hill District. Twelve meetings were held during the year. Fees received for Certificates of Appropriateness were \$420. Cases disposed of were as follows:

Certificate of Appropriateness issued	57
Applications rejected	14
Applications withdrawn	2
Applications held over	0
Certificates of Non-Applicability issued	64
Approved for ordinary repairs	59
Advisory opinions given	15

Cases processed during the twenty-one years of the Commission's operation total 2,484.

The Commission is now composed of the following members:

MEMBER	TERM ENDS
Emily Lloyd, The Mayor	May 1, 1980
John Codman, Boston Real Estate Board	May 1, 1982
John P. Bennett, Boston Society of Architects	May 1, 1978
James D. McNeely, Society for Preservation of New England Antiquities	May 1, 1979
Franklin Mead, Beacon Hill Civic Association	May 1, 1981

The Alternate Members of the Commission authorized by Section 1, Chapter 429, Acts of 1965, are as follows:

Mrs. Susan Boyle, Mayor's Representative	May 1, 1980
Ms. Rosalind Gorin, Boston Real Estate Board	May 1, 1982
Mr. Lawrence Coolidge, Beacon Hill Civic Ass'n	May 1, 1981
Mr. Kenneth MacRae, Society for Preservation of New England Antiquities, Boston Society of Architects	May 1, 1979

*The Officers for 1977 and 1978 are:

John Codman, Acting Vice-Chairman
Richard L. Granara, Jr., Secretary

*Term expired, awaiting reappointment.

For the Chairman,
Very truly yours,

RICHARD L. GRANARA, JR.,
Secretary.

NINETEENTH ANNUAL REPORT

OF THE

ZONING COMMISSION

OF THE

CITY OF BOSTON

FOR THE PERIOD JULY 1, 1977, THROUGH JUNE 30, 1978

The Zoning Commission was established under Chapter 665 of the Acts of 1956, as amended. It is empowered to adopt and amend zoning regulations and the zoning maps. The Boston Zoning Code and maps incorporated therein were adopted on March 29, 1963, and became effective on December 31, 1964.

The membership of the Zoning Commission as of June 30, 1978, was as follows:

MEMBERS	NOMINATED BY	TERM ENDING
Richard F. Battles, Boston Society of Civil Engineers		Holdover (1972)
Raymond T. Coleman, Greater Boston Chamber of Commerce		Holdover (1975)
Vincent DiNunno, Sr., Mayor's Selection		Holdover (1977)
Richard B. Fowler, Greater Boston Real Estate Board		Holdover (1976)
Thomas G. Green, Boston Society of Architects		Holdover (1975)
Louis P. Leonard, Mayor's Selection		Holdover (1975)
Anthony Macolini, Mayor's Selection		Holdover (1975)
Robert L. Marr, Master Builders Association of Boston		Holdover (1977)
Theodore W. Paul, Massachusetts Motor Truck Assoc., Inc.		Holdover (1971)
Vacancy ¹ , Greater Boston Massachusetts Labor Council, AFL-CIO		—
Vacancy ² , Associated Industries of Massachusetts		—

¹. Thomas J. McIntyre resigned in December of 1975, and no new appointment was made.

². Thomas F. Gallagher resigned October 13, 1977, and no new appointment was made.

At its organizational meeting on May 19, 1978, the Commission reelected Mr. Fowler as Chairman; Mr. Battles as Vice-Chairman; and Miss Marguerite Hildebrand as Secretary. Mace Wenniger was reappointed Advisor to the Zoning Commission. Mr. Wenniger's and Miss Hildebrand's part-time services and other staff time are provided by the Boston Redevelopment Authority in its function of planning agency of the city.

During the year, the Zoning Commission was hampered in its operations by membership vacancies and absences, making it difficult to achieve the seven concurrent votes required to adopt or reject an amendment. Two hearings were held on applications to amend the zoning maps. One application was adopted; the other is pending. Also pending is a map amendment application that was heard the previous year. Of four applications for amendments to the text of the Boston Zoning Code, one was adopted and three are pending.

Records of these proceedings are on file in the office of the Zoning Commission on the ninth floor of Boston City Hall.

Fortunately, after the close of the fiscal year, the two vacancies on the Zoning Commission were filled on August 2, 1978, when the Mayor approved the appointments of Marvin E. Rosenberg, nominated by the Associated Industries of Massachusetts, and of Joseph W. Joyce, nominated by the Greater Boston Massachusetts Labor Council AFL-CIO.

FINANCIAL STATEMENT JULY 1, 1977 — JUNE 30, 1978

Appropriation		\$4,960 00
Expenditures:		
Permanent Employees	\$1,000 00	
Contractual Services	1,591 06	
Office Supplies and Materials	227 90	
	2,818 96	
Unexpended		\$2,141 04
Income Received:		
Filing Fees 2 Map Amendment Applications*	\$100 00	
4 Text Amendment Applications*	300 00	
Service charges for mailing amended pages for Zoning Code and/or decisions on applications to amend text and maps	291 00	
	\$691 00	
Total		\$691 00

Respectfully submitted,
RICHARD B. FOWLER, *Chairman.*

*No filing fee is charged for applications submitted by the Advisor to the Zoning Commission.

Annual Report July 1, 1977, to June 30, 1978

The Board of Examiners was created by City Ordinance in 1913 and reestablished under legislative act in 1938. The Board acts upon applications of persons desiring to be licensed in Boston as construction superintendents, approving or rejecting said applications under certain rules and regulations adopted as procedure by the Board. The members are appointed by the Mayor and are delineated under the ordinance as an Architect or Engineer, a Contractor or Mechanic and a Lawyer or a person with Legal Qualifications.

The following is a table of 1977-1978 activities:

Applications received and processed	220
Applications approved and issued	205
Approved and not issued	0
Applicants rejected	0
Applicants absent	10
Applications processed no references received back	5
New Licenses, 45 @ \$40 =	\$1,800
New Licenses, 160 @ \$30 =	\$4,800
Renewals, 269 @ \$30 =	\$8,070
Renewals, 2,148 @ \$25 =	\$53,700
Renewals, 48 @ \$25 =	
Lost Licenses Reissue, 9 @ \$5 =	\$45
	Building Department Use Only
	<hr/>
	\$68,415
Total Licenses Issued =	2,670
Total Receipts =	\$68,415

GERALDINE ANTONELLI,
Executive Secretary.

Annual Report for July 1, 1977 to June 30, 1978

The Board of Appeal, established in accordance with Section 117, of Chapter 479, Acts of 1938, as amended, and Chapter 665, Acts of 1956, as amended, in its functioning, may vary the provisions of the acts referred to it in specific cases, which appear to them not to have been contemplated by these acts, although covered by it, or in cases where manifest injustice is done, provided that the decisions of the Board in such a case shall have the assent of four members under the Zoning and Building Codes and shall not conflict with the spirit of any provision of said acts.

The following is a statistical summary of the work of this department from July 1, 1977, through June 30, 1978.

In re Building Law, Chapter 479, Acts of 1938, as amended, and Chapter 802, Acts of 1972.

Decisions rendered	23
Appeals sustained.....	15
Appeals received	25
Appeals sustained with provisos.....	7
Appeals dismissed	1
Appeals withdrawn.....	0
Appeals pending	2
Appeals rendered carried over from 1976-1977	12

In re Zoning Law, Chapter 665, Acts of 1956, as amended:

Decisions rendered	240
Appeals sustained.....	54
Appeals received	299
Appeals sustained with provisos.....	138
Appeals dismissed	44
Appeals withdrawn.....	4
Appeals pending	59
Appeals rendered carried over from 1976-1977	83

Very truly yours,
for the Board of Appeal,
ANNE G. HAGERTY, *Executive Secretary.*

CITY OF BOSTON  PRINTING SECTION